

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

December 18, 2001

The Commissioners of the Chicago Housing Authority held its Regular meeting on Tuesday, December 18, 2001 at 8:30 a.m. at the Trumbull Park Fieldhouse located at 2400 E. 105 Street in Chicago.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent was as follows:

Present:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Sandra Young Mamie Bone Michael Ivers
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Absent:	Earnest Gates Leticia Peralta Davis
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Also present were Terry Peterson, Chief Executive Officer; G. A. Finch, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, positive and innovative programs have been the focus of staff for FY2001. To date, approximately 2000 units have been completely rehabbed, including 1000 units for senior. In addition, the Service Connectors Program is up and running in every family development, as well as in senior buildings. Mr. Peterson then presented the Board with a brief summation of the following programs: status of HOPE VI grant application for Taylor and Rockwell, AA ratings from Wall Street, relocation project and housing choice workshops. Mr. Peterson then highlighted several housekeeping matters in the meeting agenda including the renewal of contracts with the Department of Human Services for the continuation of the service connectors programs, award of construction contracts for senior rehab work and approval of the Horner Phase II Plan. Mr. Peterson concluded his report by acknowledging the Commissioners, resident leadership, elected officials and community organizations for their collective efforts and support.

A motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for

approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Harris then presented an Omnibus Motion for approval of Executive Session Items No.1 through No. 3.

(Executive Item No. 1)

RESOLUTION NO. 2001-CHA-177

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 1, 2001 requesting that the Board of Commissioners approve the Personnel Action Reports for November 2001.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions for November 2001.

(Executive Item No. 2)

RESOLUTION NO. 2001-CHA-178

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 6, 2001 requesting approval of a reimbursement arrangement between the City of Chicago and the Chicago Housing Authority (CHA) concerning the salary and benefits of the CHA's Chief Executive Officer for a period beginning 4 June 2001 and ending 31 December 2002;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Financial Officer or his designee to reimburse the City of Chicago for salary and benefits paid to the CHA's Chief Executive Officer as his compensation for employment with the CHA and such reimbursement arrangement shall cover the period beginning 4 June 2001 and ending 31 December 2002.

(Executive Item No. 3)

RESOLUTION NO. 2001-CHA-179

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 15, 2001, titled Settlement Agreement in the matter of Ruth Degnan and Brandy Morse, Co-Independent Administrators of the Estate of Eric Morse, Deceased, and Ruth Degnan, as Guardian of the Estate of Derrick Lemon, a Minor v. Chicago Housing Authority, Diversified Realty Group, Inc., and Digsby Detective and Security Agency, Inc., 95 L 5893

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel or his designee to enter into the settlement agreement in the matter of Ruth Degnan and Brandy Morse, Co-Independent Administrators of the Estate of Eric Morse, Deceased, and Ruth Degnan, as Guardian of the Estate of Derrick Lemon, a Minor v. Chicago Housing Authority, Diversified Realty Group, Inc., and Digsby Detective and Security Agency, Inc., 95 L 5893.

The Omnibus Motion to adopt Resolutions for Executive Items 1 through 3 was seconded by Commissioner Young and the voting was as follows:

Ayes:

Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris

Michael Ivers
Sandra Young
Mamie Bone

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her report. Per Commissioner Young, the Tenant Services Committee held its monthly meeting on Wednesday, December 12, 2001 at the Corporate Office located at 626 West Jackson. Staff presented the Committee with an update on Housing Choice Survey and the Good Neighbors Program.

Commissioner Young then introduced an Omnibus Motion recommending approval of Items A1 through A6 discussed and approved by the Tenant Services Committee.

(Item A1)

In October 2001, the U. S. Department of Housing and Urban Development (HUD) notified the Chicago Housing Authority that it had been awarded a Youthbuild Implementation Grant in the total amount of \$499,756. This grant will be used to assist 16-24 year old high school dropouts in completing their high school education, developing leadership skills, obtaining on-site construction training and opportunities for placement in union apprenticeship programs and employment in living wage jobs. Recruitment for participants will occur at the Hilliard and Ickes Homes. The resolution for Item A1 approves acceptance of the Youthbuild Grant and authorizes the Chief Executive Officer to enter into sub-grant agreements with the following partners identified in the application for this grant: Chicago Area Project, Dawson Technical Institute and Holsten Real Estate Development Corporation.

RESOLUTION NO. 2001-CHA-180

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 26, 2001 entitled, "Authorization to accept a grant award from and execute a grant agreement with the U.S. Department of Housing and Urban Development and enter into sub-grant agreements for a Youthbuild implementation grant in the Hilliard Homes and Ickes Homes."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designated representative to (1) accept an award of a grant from and execute a grant agreement with the U.S. Department of Housing and Urban Development for the amount of \$499,756 for a Youthbuild Implementation Grant; and (2) authorize the Chief Executive Officer or his designee to enter into three three year sub-grant agreements with the partners identified in the application for this grant in the following not-to-exceed amounts:

- (a) Chicago Area Project - \$154,634
- (b) Dawson Technical Institute - \$71,500
- (c) Holsten Real Estate Development Corporation - \$248,622

(Item A2)

In 1998, the Authority entered into five Residential Relocation Services contract, each for a base period of two years with three one year option periods. The first one year option period that was approved by the Board in January 2001 is due to expire on December 31, 2001. Due to the Plan for Transformation, relocation services are still required throughout the Authority. The resolution for Item A2 therefore approves the exercise of the second one-year option for each of the five current Resident Relocation Services contracts. The exercise of the option period will allow the Authority to continue to take advantage of the vendor prices for this option period, which was part of the original bid. In addition, the current moving contracts have either met or exceeded the acceptable level of performance.

RESOLUTION NO. 2001-CHA-181

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 21, 2001 titled, "Approval to exercise contract

option for the second one (1) year option renewal of the Five (5) Annual Requirements Contracts for Resident Relocation Service throughout the Authority" requesting authorization to exercise the second one (1) year option period for the (5) five Resident Relocation Services Contracts.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chief Executive Officer or his designee is hereby authorized to exercise the Second one (1) year option period of the five (5) Resident Relocation Contracts for relocation services: three for an amount not to exceed \$250,000.00 each, or \$750,000.00 in the aggregate, and two with no additional contract amount, subject to HUD approval.

(Item A3)

The resolution for Item A3 authorizes the Chief Executive Officer to execute an Intergovernmental Agreement with the Chicago Department of Aging (CDoA). This Intergovernmental Agreement is necessary for the continuation under the CHA's Plan for Transformation of outsourcing of services previously performed by CHA staff and to pay CDoA for services rendered in FY2001. The purpose of the coordinated service program is to improve the quality of life and assist elderly persons and persons with disabilities to live independently and/or to prevent premature or unnecessary institutionalization of the elderly residing in senior buildings. CDoA is uniquely qualified to perform these services for senior citizens in the City of Chicago and has received federal designation as the Area Agency on Aging. CDoA will continue to provide eligible residents with home delivered meals, chore services, congregate dining, benefits eligibility checklist, legal assistance, and linkage to other needed services through the State of Illinois Community Care Program.

RESOLUTION NO. 2001-CHA-182

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated November 29, 2001 entitled "Authorization of an Intergovernmental Agreement with the Chicago Department on Aging to Pay for Services Rendered to Provide a Coordinated Supportive Social Services Program for Senior Citizens Residing in Nineteen (19) CHA Senior Buildings Using ROSS Grant Funds"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the Chicago Department on Aging and to pay for services rendered for the term of July 14, 2001 through December 31, 2001 to provide a coordinated supportive social services program for senior citizens residing in nineteen (19) CHA senior buildings using ROSS Grant funds for an amount of \$275,642.40.

The nineteen (19) buildings serviced by the Chicago Department on Aging is as follows:

3920 N. Clark
3930 N. Clark
3940 N. Clark
2640 N. Sheffield
2720 N. Sheffield
1531 N. Clybourn
5821 N. Broadway
6400 N. Sheridan
3030 W. 21st Place
3216 S. Wentworth
3250 S. Wentworth
3120 S. Wentworth
3146 S. Wentworth
440 N. Drake
9177 S. Chicago
9141 S. Chicago
655 W. 65th Street

6360 Minerva
4030 Lake Park

(Item A4)

In January 2001, the Board approved an Intergovernmental Agreement with CDoA for a 12-month period to provide a coordinated supportive social services program for senior citizens. The resolution for Item A4 approves an increase of \$468,291.60 to the Intergovernmental Agreement with the Chicago Department on Aging. The additional funds are necessary to cover expenses such as weather-related emergencies, overtime, bus transportation and other social/recreational activities.

RESOLUTION NO. 2001-CHA-183

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated November 29, 2001 entitled " Authorization to pay an additional \$468,291.60 for services rendered during FY2001 by the Chicago Department on Aging to Provide a Coordinated Supportive Social Services Program for Senior Citizens Residing in CHA Senior Buildings".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to increase the not to exceed amount of the Intergovernmental Agreement with the Chicago Department on Aging by an additional \$468,291.60 to provide a coordinated supportive social service program for twenty-three (23) senior buildings for the period of January 1, 2001 through December 31, 2001, and to augment the funding for a separate Intergovernmental Agreement with the Chicago Department on Aging for the same services in nineteen (19) senior buildings that is primarily funded by a HUD ROSS Grant for the period of July 16, 2001 to December 31, 2001 for a new total amount not to exceed \$1,158,291.60.

(Item A5)

The resolution for Item A5 authorizes the Chief Executive Officer to execute an Intergovernmental Agreement with CDoA to provide a coordinated supportive social service program for senior citizens for FY2002. The services to be provided are similar to those stated in Item A5.

RESOLUTION NO. 2001-CHA-184

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated November 28, 2001 entitled "Authorization to Enter into an Intergovernmental Agreement with the Chicago Department on Aging to Provide a Coordinated Supportive Social Services Program for Senior Citizens Residing in Forty-two CHA Senior Buildings".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the City of Chicago Department on Aging to provide a coordinated supportive social service program for senior citizens residing in forty-two (42) senior buildings for the period of January 1, 2002 through December 31, 2002 for an amount not to exceed \$2,532,416.

(Item A6)

The resolution for Item A6 approves an Intergovernmental Agreement with the Chicago Department of Human Services for linking CHA residents to citywide services for FY2002. This Agreement is necessary to continue with the CHA's Plan for Transformation to outsource services previously performed by CHA staff. The CHA has chosen to focus on asset management rather than the administration of social services. The CHA's goal is to mainstream and integrate public housing residents into the citywide services network, which is administered by CDHS, including private and public sectors, state and federally funded service providers. This IGA will enable CHA residents to receive the same services that are available to all residents of the City of Chicago.

RESOLUTION NO. 2001-CHA-185

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 28, 2001 requesting "Authorization to Enter Into An Intergovernmental Agreement with The Chicago Department of Human Services.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Department of Human Services for linking the CHA families to city-wide services, including private and public sectors, state and federally funded service providers for the term of January 1, 2002 to December 31, 2002 in an amount not-to-exceed \$5,970,000.00.

The Omnibus Motion to adopt Resolutions for Items A1 through A6 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Sandra Young Mamie Bone
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

In the absence of Commissioner Gates, Chairperson of the Operations and Facilities Committee, Commissioner Ivers presented the report. Per Commissioner Ivers, the Operations and Facilities Committee held its monthly meeting on Wednesday, December 12, 2001 at the Corporate Office located at 626 West Jackson. Staff presented the Committee with a status on property management.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B3 and B5 through B13 recommended for approval by the Operations Committee. Number B4 was not used.

(Item B1)

On October 2001, the Authority was notified by HUD that it had been awarded a grant under the New Approach Anti-Drug Program (NAAD). The grant has been awarded to implement defensible space concepts through capital improvements designed to enhance security measures in the LeClaire Courts Assisted Housing Developments. Capital improvements at LeClaire will include, but not be limited to fencing and landscaping demarcation, street triangles to reduce speeds and restrict criminal escape routes, securing vacant units and closed circuit television cameras for surveillance purposes. The resolution for Item B2 approves acceptance of the NAAD grant.

RESOLUTION NO. 2001-CHA-186

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter titled: "Authorization to enter into a Grant Agreement and accept a grant from the U.S. Department of Housing and Urban Development for new approach to anti-drug for LeClaire Courts Public Housing Development"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby accepts the NAAD grant from HUD for \$250,000 and thereby authorizes the Chief Executive Officer or his designated representative to enter into a grant agreement with the U.S. Department of Housing and Urban Development for the amount of \$250,000 to implement capital improvements designed to enhance security measures in the LeClaire Courts Assisted Housing Development.

(Item B2)

The resolution for Item B2 approves submittal of the Henry Horner Revitalization Plan to HUD and upon HUD approval to seek a Revitalizing Order from the Gautreaux Court. The City of Chicago's Department of Housing, on behalf of the CHA and the court-appointed Gautreaux Decree Receiver, The Habitat Company, issued an RFQ. Influenced by traditional neighborhood design, the site plan for the redevelopment of Horner Phase II is designed to feel like a traditional Chicago residential neighborhood. The redeveloped Phase II will foster connections to existing and future communities on all sides by reestablishing the street grid throughout the area. The site plan makes maximum use of the existing site and other neighborhood amenities. Some goals of the site plan include: residential buildings including town homes, stacked flats, terrace buildings and mid-rise buildings; neighborhood retail development on-site along Damen; commitment to open space, quality landscaping and on-site parking. The Consent Decree mandates that the redevelopment will include, at a minimum, the greater of 220 public housing units, or 35% of the total units. The Plan provides for a total of 764 new units on site. Of this on-site total, 465 units are rental and 299 are homeownership. The units will be comprised of 271 public housing replacement units, 132 affordable units and 361 market rate units. These units will be constructed in three separate phases and financed with sources such as the sale of Low Income Housing Tax Credits, conventional construction and permanent loans, tax-exempt bond construction, construction and permanent financing through the Illinois Housing Development Authority, Tax Increment Financing and soft financing through the City of Chicago Department of Housing.

RESOLUTION 2001-CHA-187

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2001, requesting approval of the submittal of the Henry Horner Phase II Revitalization Plan to HUD and upon HUD approval to seek a Revitalizing Order from the Gautreaux Court.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorize the Chief Executive Officer or his designee to approve the submittal of the Henry Horner Phase II Revitalization Plan to HUD and upon HUD approval to seek a Revitalizing Order from the Gautreaux Court.

(Item B3)

The resolution for Item B3 authorizes the Chief Executive Officer to execute and issue a Letter of Intent and related actions for the development of the Madden Park/Wells/Darrow Homes Phase I to Oakwood Boulevard Associates. The Letter of Intent is to memorialize the CHA's commitment to negotiate and potentially execute a long term land lease, to demonstrate site control and thereby permit the development team of Oakwood Boulevard Associates to apply for low-income housing tax credits to finance the development of this site. The CHA's Letter of Intent will support a mixed-income development on this site of approximately 446 units. There will be 120 public housing family rental units, 72 affordable units, 127 market rate units and 127 homeownership units.

RESOLUTION NO 2001-CHA-188

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 16, 2001, requesting authorization of the Chief Executive Officer or his designee to execute and issue a Letter of Intent to negotiate and execute a long term land lease for the development of Madden/Wells/Darrow Phase I site in favor of a yet to be formed limited partnership, of which the managing general partner will be an affiliate of Oakwood Boulevard Associates, Inc. and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute and issue a Letter of Intent to negotiate and execute a long term land lease for the development of Madden/Wells/Darrow Phase I site in favor of a yet to be formed limited partnership, of which the managing general partner will be an affiliate of Oakwood Boulevard Associates, Inc. in exchange for \$1. The Letter of Intent shall be valid through August 31, 2002, with two (2) one-year options, subject to annual Board of Commissioners approval beginning on August 31, 2002.

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to take all actions necessary to support the tax credit application of the Oakwood Boulevard Associates, Inc. in accordance with the Phase I Plan approved by the Steering Committee of the Madden/Wells Darrow site.

(Item B4 - This number not used)

(Item B5)

The development team of Jazz Drexel L.L.C. was selected to be the developer for the redevelopment of the CHA's Drexel site and adjacent City-owned property pursuant to a Request for Proposal issued by the Habitat Company and the City of Chicago's Department of Planning and Development. The 151 units originally on this site were demolished in 1994. The redevelopment will create a mixed-income community of approximately 144 units of which 105 of these units will be for sale and 39 rentals. Of the rental units, 30 will be public housing replacement units for the Lakefront Properties. The Predevelopment Agreement shall run through May 31, 2002 and may be extended by mutual agreement. The CHA and Habitat will provide a loan to the developer under the Predevelopment Agreement of up to \$559,707 to pay for 75% of certain third-party costs relating to the initial pre-development phase. The development team will be responsible for preparing funding applications, assembling financing, obtaining necessary approvals and managing the development process.

RESOLUTION 2001 -CHA-189

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2001, requesting approval of the Predevelopment Agreement, predevelopment loan in an amount not to exceed \$559,707 and authorization to execute the Predevelopment Agreement with the Thrush Development team, Jazz Drexel L.L.C. for the development of the Drexel site and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the Predevelopment Agreement for the development of the Drexel site with the Thrush Development team of Jazz Drexel L.L.C. and authorizes the Chief Executive Officer or his designee to execute the Predevelopment Agreement. The Board of Commissioners also approves the predevelopment loan in an amount not to exceed \$559,707.

(Item B6)

General renovation of nine residential senior properties constitutes the fifth major task area in a series of construction activities planned for Category 2 under the Capital Improvement Program. The CHA released an Invitation For Bid (IFB) in October 2001 to solicit contractors to perform general renovations for these 9 senior properties. The IFB divided the original 9 senior properties into four groups. Bidders were requested to bid separately on each and any group, and the bids were opened on two different dates to foster better competition. The resolution for Item B6 approves award of contract to the lowest responsive and responsible bidders for Group 1, Group 2 and Group 4. Due to ambiguity in the technical specification, all bids were rejected for Group 3 which will be revised and re-bid in the near future.

RESOLUTION NO. 2001-CHA-190

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 12, 2001 entitled "Authorization to Enter into Contracts with Schoenbeck Corporation, Friedler Construction Co. and F.H. Paschen/ S.N. Neilson for General Renovation of Six (6) Senior Properties (IFB No. 01083)".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into one contract with Schoenbeck Corporation, one contract with Friedler Construction Co. and one contract with F.H. Paschen for the general renovation of six (6) CHA Senior Properties in an aggregate not-to-exceed amount of \$32,548,666 for a term with separate completion deadlines for each contract/property as set forth in IFB No. 01083. Each individual contract will be in the not -to- exceed amount listed below; performed in accordance with IFB No. 01083 and the General and Special Conditions contained therein:

	<u>Contractor:</u>	<u>Contract Amount:</u>	<u>Final Contract Completion:</u>
Group 1	Schoenbeck Corporation	\$ 4,528,000	12/15/02
Group 2	Friedler Construction Co.	\$ 7,554,000	12/15/02
Group 4	F.H. Paschen	\$20,466,666	06/30/03

Aggregate Not-To-Exceed Amount: \$32,548,666

(Item B7)

In March 2001, the Board of Commissioners authorized the CEO to enter into 12 two-year base contracts with three one-year renewal options for Prime Design Consultant (PDC) Services, to provide architectural and engineering services for the capital construction, rehabilitation and maintenance activities associated with the Capital Improvement Program. The resolution for Item B7 approves amendment of the 12 contracts in a cumulative total of \$14,806,771.

RESOLUTION NO. 2001-CHA-191

WHEREAS, the Board of Commissioners have reviewed Board Letter dated November 16, 2001 requesting authorization to amend (increase) 12 (twelve) Two-Year Base Contracts in the cumulative value not-to-exceed \$14,806,771.00, for Prime Design Consulting Services (Authority-Wide) with the following firms:

<u>CONTRACT NUMBER</u>	<u>NAME OF FIRM</u>	<u>AMENDED</u>		
		<u>CURRENT CONTRACT AMT</u>	<u>REQUESTED INCREASE</u>	<u>CONTRACT AMOUNT</u>
9375	1. DeStefano and Partners	\$ 2,240,000	\$ 2,369,06	\$4,609,060
9376	2. Consoer Townsend Envirodyne Engineers, Inc.	\$ 2,240,000	\$ 890,810	\$3,130,810
9377	3. Harza Architects and Engineers, Inc.	\$2,240,000	\$1,721,886	\$3,961,886
9378	4. Globetrotters Engineering Corp.	\$2,610,000	\$ 471,113	\$3,081,113
9379	5. Holabird & Root LLP	\$2,240,000	\$1,748,298	\$3,988,298
9380	6. VOA Associates Inc.	\$2,240,000	\$1,557,484	\$3,797,484
9381	7. Smith Harding (Joint Venture)	\$1,770,000	\$ 526,111	\$2,296,111
9382	8. Macondo Corporation	\$1,280,000	\$2,163,816	\$3,443,816
9383	9. ERS /OPPIDAN Inc. (Joint Venture)	\$1,280,000	\$1,486,618	\$2,766,618
9384	10. Alphonse G. Guarjardo/Associates, Ltd.	\$1,076,000	\$ 290,561	\$1,366,761
9385	11. WTW/HPZS (Joint Venture)	\$ 640,000	\$1,360,691	\$2,000,691
9386	12. MEC/ SMLA (Joint Venture)	<u>\$ 640,000</u>	<u>\$ 220,323</u>	<u>\$860,323</u>
TOTAL CONTRACT AMOUNTS:		\$ 20,496,200	\$14,806,771	\$35,302,971

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorize the Chief Executive Officer or his designee to amend 12 (twelve) Two-Year Base Contracts increasing in the cumulative value of the contracts not-to-exceed \$14,806,771.00, for Prime Design Consulting Services (Authority-Wide)

(Item B8)

In March 2000, the Board of Commissioners authorized the CEO to enter into 6 two-year base contracts with three one-year renewal options for Construction Management Services, to provide architectural and engineering services for the capital construction, rehabilitation and maintenance activities associated with the Capital Improvement Program. In order to fund ongoing construction management services associated with completion of currently assigned tasks of 4 of the 6 contracts, the resolution for Item B8 approves modifications to four contracts in the cumulative amount of \$29,290,864.

RESOLUTION NO. 2001-CHA-192

WHEREAS, the Board of Commissioners have reviewed Board Letter dated November 16, 2001 requesting authorization to amend (increase) 4 (four) Two-Year Base Contracts in the cumulative value not-to-exceed \$22,555,864 for Construction Management Services (Authority-Wide) with the following firms:

<u>NUMBER</u>	<u>NAME OF FIRM</u>	<u>AMENDED</u>		
		<u>CURRENT CONTRACT</u>	<u>REQUESTED INCREASE</u>	<u>CONTRACT AMOUNT</u>
9433	Tishman Construction Company Of Illinois (TCCI)	\$ 2,333,000	\$ 16,609,363	\$ 18,942,363

9434	Gilbane (GCC)	\$ 2,333,000	\$3,806,639	\$ 6,139,639
9435	Jones/Brown and Momen/EDI, JV (JME)	\$ 565,000	\$ 135,000	\$ 700,000
9432	Pacific Construction Services (PCS)	<u>\$ 1,504,000</u>	<u>\$ 2,004,862</u>	<u>\$ 3,508,862</u>

TOTAL CONTRACT AMOUNTS: \$ 6,735,000 \$ 22,555,864 \$ 29,290,864

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorize the Chief Executive Officer or his designee to amend 4 (four) Two-Year Base Contracts increasing in the cumulative value of the contracts not-to-exceed \$22,555,864, for Construction Management Services (Authority-Wide)

(Item B9)

The resolution for Item B9 approves a contract renewal for Year 3 for lead and asbestos abatement at various CHA developments. Enviroplus, Inc. was awarded a five year Annual Requirements Contract in 1999 with a five-year annual renewal option. Funds allocated for the Year 2 will be exhausted by December 31, 2001. The approval of this Year 3 renewal option will assure that lead and asbestos abatement services are available to the Authority on an as-needed basis through December 2002.

RESOLUTION NO. 2001-CHA-193

WHEREAS, the Board of Commissioners have reviewed Board Letter dated November 8, 2001 requesting approval to enter into Year 3 (2nd Year Option) of a Five Year Annual Requirements Contract with Enviroplus, Inc. in an amount not-to-exceed \$1,051,206.00 (Contract No. 9292) for Lead and Asbestos Abatement Services at Various CHA Developments;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into Year 3 (2nd Year Option) of Contract No. 9292 with Enviroplus, Inc. for Lead and Asbestos Abatement Services at Various CHA Developments in an amount not-to-exceed \$1,051,206.00. The Year 3 (2nd Year Option) will commence on January 1, 2002 and end on December 31, 2002. Work under Year 3 will be funded from the Capital Program Funds.

(Item B10)

As part of the Capital Improvement Program for Seniors, Contract No. 9641 was executed between the CHA and K.R. Miller for comprehensive modernization of 3030 W. 21st Place (Albany Terrace Apartments). After commencement of work, certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation was discovered. The resolution for Item B10 approves contract modifications to the existing contract with K.R. Miller Contractors, Inc.

RESOLUTION NO. 2001-CHA-194

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 9, 2001 requesting approval of Group Two Contract Modification Nos. G-07, G-10a, G-21, G-23, G-27, G-29, G-31, G-32, G-33, G-34, G-35 and G-37 to Contract No. 9641 to include repairs and improvements as outlined in the above referenced contract modifications and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification Nos. G-07, G-10a, G-21, G-23, G-27, G-29, G-31, G-32, G-33, G-34, G-35 and G-37 under Contract No. 9641 with K.R. Miller Contractors, Inc. in an amount not-to-exceed \$324,633.00 to include repairs and improvements as outlined in the above referenced contract modifications at Albany Apartments, 3030 W. 21st Place.

The original contract price of \$9,422,000.00 will be increased by the cumulative value of all contract modifications listed above which total \$324,633.00. Group One-Contract Modifications in the amount of \$1,341,928.78 were previously submitted for approval. The new contract price will be \$11,187,986.86. The time for completion of work under the contract will remain unchanged.

(Item B11)

As part of the Capital Improvement Program for Seniors, Contract No. 9643 was executed between the CHA and F.H. Paschen/S.N. Nielsen & Associates for comprehensive modernization of 116 W. Elm Street(LaSalle/Division Apartments). After commencement of work, certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation was discovered. The resolution for Item B10 approves contract modifications to the existing contract with F.H. Paschen/S.N. Nielsen & Associates.

RESOLUTION NO. 2001-CHA-195

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 7, 2001 requesting approval of Contract Modification Nos. G-05, G-08, G-16, G-18, G-29, G-32, G-35, G-36, G-43, G-47, G-50a, G-57 and G-63 to Contract No. 9643 to include repairs and improvements as outlined in the above referenced contract modifications and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification Nos. G-05, G-08, G-16, G-18, G-29, G-32, G-35, G-36, G-43, G-47, G-50a, G-57 and G-63 under Contract No. 9643 with F.H. Paschen/S.N. Nielsen & Associates Contractors, Inc. in an amount not-to-exceed \$460,444.50 to include repairs and improvements as outlined in the above referenced contract modifications at LaSalle/Division Apartments, 116 W. Elm Street.

The original contract price of \$9,142,000.00 will be increased by the cumulative value of all contract modifications listed above which total \$460,444.50. Group One Contract Modifications in the amount of \$426,476.96 were previously submitted for approval. The new contract price will be \$10,028,921.46. The time for completion of work under the contract will remain unchanged.

(Item B12)

As part of the Capital Improvement Program for Seniors, Contract No. 9644 was executed between the CHA and Walsh for comprehensive modernization of Judge Slater Apartments, 740 E. 43rd Street and Judge Slater Annex, 4218 S. Cottage Grove. During ongoing work, certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation was discovered. Based on evaluation and engineering by the Prime Design Consultants and review and recommendation of the independent construction manager, a contract modification is required to complete the scope and intent of the modernization. The resolution for Item B10 approves contract modifications to the existing contract with Walsh.

RESOLUTION NO. 2001-CHA-196

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 9, 2001 requesting approval of Contract Modification Nos. G-02 in the amount of \$946,194,000.00 to Contract No. 9644 and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification No. G-02 under Contract No. 9644 with Walsh Construction Company of Illinois in an amount not-to-exceed \$946,194.00 to include repairs and improvements as outlined in the above referenced contract modification at Judge Slater Apartments, 740 E. 43rd Street, IL2-47, and Judge Slater Annex, 4218 S. Cottage Grove, IL2-70.

The original contract price is \$11,319,000.00. The adjusted contract price is \$12,751,394.61 (Based on Contract Modification No. G-01) will be increased by \$946,194.00. The new total contract price will be \$13,697,588.61.

(Item B13)

Pursuant to the Consent Decree entered into in Cabrini-Green Local Advisory Council vs. CHA, the Authority agreed to identify any building code violations and repair these violations at the remaining Cabrini Extension North buildings. The resolution for Item B13 approves the budget allocation for repair and rehabilitation of 1159-1161 North Larrabee and 1015-1017 North Larrabee. In accordance with Section 3.06 of the Resident Management Agreement with It's Time for a Change RMC, the CHA will assign certain construction responsibilities for the repair and rehabilitation work to the firm. CHA staff has developed "make-ready" unit specifications and project-reporting requirements to which It's Time for A Change RMC must adhere and follow.

RESOLUTION NO. 2001-CHA-197

WHEREAS, the Board of Commissioners has reviewed the memorandum dated November 29, 2001 entitled, "Approval of Comprehensive Grant Program Budget Allocation and Disbursement for Cabrini Extension North Consolidation " and concurs with the recommendations contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the budget allocation of \$1,500,000.00 for the repair and rehabilitation of 1159-61 North Larrabee and 1015-1017 North Larrabee in order for the CHA to comply with the Consent Decree entered into in *Cabrini-Green Local Advisory Council v. CHA, et. al.*, 96 C 6949. In addition, the Board of Commissioners approves the disbursement of Comprehensive Grant Program funds in a cumulative not to exceed amount of \$1,500,000.00 to It's Time for a Change RMC and various other CHA time and material contractors for the purpose of roof and elevator repair, as well as "make-ready" unit construction. The total amount of Comprehensive Grant Program funds to be allocated and disbursed to the Resident Management Firm and various time and material contractors is as follows:

<u>Development</u>	<u>Property Management Firm</u>	<u>Allocation and Disbursement Amounts</u>
Cabrini Extension North	It's Time for a Change RMC and various other CHA time and material contractors	Not-to-exceed \$1,500,000.00

The Omnibus Motion to adopt resolutions for Items B1 through B3 and B5 through B13 was seconded by Commissioner Amey and the voting was as follows:

Ayes:

Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Sandra Young (Recused from voting on Item B3 only)
Mamie Bone (Recused from voting on Item B2 only)

Nays:

None

Commissioner Bone recused from voting on Item B2; Commissioner Young recused from voting on Item B3.

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

In the absence of Commissioner Davis, Chairperson of the Finance & Audit Committee, Commissioner Amey presented the following report. Per Commissioner Amey, the Finance and Committee met on Wednesday, December 12, 2001 at the Corporate Office located at 626 West

Jackson. The Committee was briefed on Capital Program Revenue Bonds Series 2001 and the Quarterly Financial Statement. The Committee was also presented with a Treasury and Cash Report and a Grants and Foundation Report.

Commissioner Amey then presented an Omnibus Motion for the approval of Items C1 through C7 recommended for approval by the Finance & Audit Committee.

(Item C1)

The resolution for Item C1 approves the Revised Travel Policy. The revised Travel Policy provides guidelines for Board members, employees, residents and other authorized individuals traveling on official CHA business. This policy requires all employees to secure the most economical means of travel and to use good judgment in managing travel costs. The revised policy includes the following: outlines travel procedures and allowable travel expenditures; provides specific guidelines on various modes of transportation; provides standards for lodging and per diem daily limits grouped by city and details procedures for travel reimbursement.

RESOLUTION 2001-CHA-198

WHEREAS, the Board of Commissioners has reviewed the Board letter, dated May 18, 2001 entitled "Approval of the Revised Travel Policy;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners for the Chicago Housing Authority, hereby adopts, "The Revised Travel Policy", and finds with respect to the said document:

THAT, the Board of Commissioners for the Chicago Housing Authority, hereby adopts, "The Revised Travel Policy", and finds with respect to the said document:

1. Policy will be effective January 2, 2002.
2. Guidelines apply to all CHA employees, Board members, residents and other authorized individuals traveling on behalf of the Authority.
3. This policy supersedes all previously issued policies and Board resolutions that pertain to out-of-town travel, including internal memoranda and prescribed forms.

THAT, the Chief Executive Officer and the Chief Financial Officer are authorized to implement the above policy.

(Item C2)

Insurance brokerage services has assisted the Authority in consistently securing insurance with higher limits at competitive rates thereby significantly lowering exposure to self-insured/uninsured catastrophic losses. A Request for Proposal was issued in October 2001 for Insurance Brokerage and Risk Management Consulting Services. The Authority directly solicited five brokers/agents and advertised in area newspapers. Based on the results of the evaluation committee of three responses received, Near North Insurance Brokerage Inc. was chosen due to their ability to meet the Authority's needs. Near North will provide services that include risk management project support, loss control and training, claim auditing and insurance placement. The resolution for Item C2 approves award of contract to Near North.

RESOLUTION 2001-CHA-199

WHEREAS, the Board of Commissioners has reviewed the memorandum dated November 16, 2001, entitled "Authorization to Award Contract to Near North Insurance Brokerage, Inc. for Insurance Brokerage and Risk Management Consulting Services" and concurs with the recommendations contained therein.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two-year contract with Near North Insurance Brokerage, Inc. to provide Insurance Brokerage and Risk Management Consulting Services for the period January 1, 2002 through December 31, 2003 in an amount not-to-exceed

\$129,000, with three (3) one-year extension options, subject to HUD approval, if required.

(Item C3)

The Private Management Insurance Program (PMIP) is an owner-controlled insurance program, which assures consistent insurance and financial protection for the CHA through its Private Managers and Resident Management Corporations (RMC). Participation in this program is mandated by contract for all private managers and RMC's. The contract form PMIP Administrator Services was competitively bid in October 2001. As a result of the direct solicitation to five Insurance Brokers/Agents and the advertisement placed in area newspapers, three proposals were received. Based on the results of the evaluation committee, Near North was chosen as the PMIP Administrator due to their ability to meet and exceed the Authority's needs. Responsibilities for the day-to-day administration of the program include marketing and placement of insurance, conducting orientations for private management companies, site/building visits, preparation of material and loss contract/safety training seminars. The resolution for Item C3 approves award of contract to Near North Insurance Brokerage as administrator of the Private Managers Insurance Program.

RESOLUTION NO. 2001-CHA-200

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 16, 2001, entitled "Authorization to Contract with Near North Insurance Brokerage, Inc. as Administrator of the Private Managers Insurance Program (PMIP)".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners of the Chicago Housing Authority authorizes the Chief Executive Officer or his designee to enter into a two-year contract with Near North Insurance Brokerage, Inc. as the Administrator of the Private Managers Insurance Program (PMIP) for the period January 1, 2002 through December 31, 2003, in an amount-not-to-exceed \$878,000, for two years, with three (3) one-year extension options, subject to HUD approval, if required.

(Item C4)

The resolution for Item C4 approves adoption of the revised Non-Dwelling Lease Policy and authorization to enter into leases with on-site social service/delegate agencies. Since the privatization of all CHA developments, the existing CHA Non-Dwelling Lease Policy has been revised to reflect various changes in the non-dwelling lease procedures, rental charges and associated responsibilities. In order to establish an appropriate tenancy relationship with the respective agencies, leases will be executed with all on-site agencies.

RESOLUTION NO. 2001-CHA-201

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 19, 2001 entitled "Request for adoption of the Revised Social Service/Delegate Agency Non-Dwelling Lease Policy and authorization to enter into Non-Dwelling Leases with on-site Social Service/Delegate Agencies and the Chicago Department of Human Services" and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the adoption of the revised Social Service/Delegate Agency Non-Dwelling Lease Policy. The Board of Commissioners further authorizes the Chief Executive Officer or his designee to enter into non-dwelling leases with approved on-site social service/delegate agencies, the Chicago Department of Human Services"

(Item C5)

The Chicago Metropolitan Housing Development Corporation (CMHDC) is an instrumentality of CHA, and is responsible for engaging in and assisting in the development and/or operation of housing for low and moderate-income individuals and families. In April 2000, the CHA and CMHDC entered into a one-year Agreement whereby CMHDC was to assist the CHA in its redevelopment efforts through financing, program and property management, procurement, management of CHA's Homeownership program, and planning under the Plan For Transformation. The first amendment to the Agreement provided for a one-year extension until December 31, 2001 under the same terms and conditions. The resolution for Item C5 approves extension of CMHDC's contract through December 31, 2002.

RESOLUTION 2001-CHA-202

WHEREAS, the Board of Commissioners have reviewed the Board Letter dated November 13, 2001, entitled "Authorization to Extend the Consulting Services Contract between the Chicago Metropolitan Housing Development Corporation and the Chicago Housing Authority";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend the contract between the Chicago Metropolitan Housing Development Corporation and the Chicago Housing Authority for planning, financial, development and management services through December 31, 2002 in an amount not to exceed \$372,560.

(Item C6)

In the past, the CHA's Board of Commissioners has approved and authorized CMHDC's full-time employees participation in CHA' benefits plan. CMHDC has been responsible for making payments to the CHA for the employee benefit plans made available to its full-time employees. The resolution for Item C6 extends CMHDC's full time employees participation in CHA's employee benefit plans for 2002.

RESOLUTION NO. 2001-CHA-203

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 3, 2001 entitled "Approval of Extension of Benefits for Chicago Metropolitan Housing Development Corporation (CMHDC)".

WHEREAS, in order to continue such coverage during 2002, a new resolution must be approved by both the CHA's Board of Commissioners and CMHDC's Board of Directors.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes CMHDC's full time employees continued participation in the CHA's medical/dental, death/disability, Employee Assistance Program (EAP), deferred compensation and retirement plans that are made available to CHA employees for 2002, provided that CMHDC shall make all appropriate payments for the cost of said benefits on a timely basis.

(Item C7)

In November 2000, the Board of Commissioners initially approved an Intergovernmental Agreement with the City of Chicago's Department of Fleet Management to obtain vehicle repairs, fuel, washes and towing services, with an option to extend the agreement for an additional one year period. The resolution for Item C7 approves the exercise of the one-year option. During the past 12 months, the CHA has significantly reduced the size of its administrative and operating fleet of vehicles. The reduction of CHA's fleet of vehicles makes the efficiencies and economies, made available to the CHA through Fleet's Service Department, (for simple repairs and oil changes and greater purchasing power for fuel purchases and more complicated vehicle repairs), more advantageous for the CHA than before.

RESOLUTION NO. 2001-CHA-204

WHEREAS, the Board of Commissioners has reviewed the Board Memorandum dated December 10, 2001 entitled, "Authorization to Exercise the Option Year for the

Intergovernmental Agreement with the City of Chicago's Department of Fleet Management, Contract #9681, in an Amount Not to Exceed \$125,000.00".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the option to extend the Intergovernmental Agreement with the City of Chicago's Department of Fleet Management, Contract #9681, for the term of January 1, 2002 through December 31, 2002 for an amount not to exceed \$125,000.00.

The Omnibus Motion to adopt resolutions for Items C1 through C7 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Sandra Young Mamie Bone
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Nays:	None
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There being no question or discussion, the Chairperson thereupon declared said motion carried and resolutions adopted.

There being no further business come before the Commissioners, upon motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: Sharon Gist Gilliam
Chairperson

s/b: Lee Gill
Custodian and Keeper of Records